

**Inverness Township  
Agricultural and Rural  
Economic Condition Factor for 2024**

| Parcel Number      | Street Address        | Sale Date | Sale Price         | Instr. | Terms of Sale   | Adj. Sale \$       | Asd. when Sold     | Asd/Adj. Sale             | Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$              | E.C.F.       |
|--------------------|-----------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|---------------------------|--------------------|-------------|--------------------|---------------------------|--------------|
| 091-019-400-002-00 | 5296 RIGGSVILLE       | 12/09/22  | \$42,500           | WD     | 03-ARM'S LENGTH | \$42,500           | \$42,700           | 100.47                    | \$103,258          | \$21,170    | \$21,330           | \$93,282                  | 0.229        |
| 091-015-300-001-00 | 2990 KITCHEN          | 07/15/21  | \$57,000           | WD     | 03-ARM'S LENGTH | \$57,000           | \$58,900           | 103.33                    | \$156,830          | \$16,580    | \$40,420           | \$159,375                 | 0.254        |
| 091-002-100-001-05 | 1991 WOIDERSKI        | 05/13/21  | \$65,000           | WD     | 03-ARM'S LENGTH | \$65,000           | \$0                | 0.00                      | \$134,240          | \$9,000     | \$56,000           | \$142,318                 | 0.393        |
| 092-007-200-063-00 | 1008 DONALD           | 05/26/22  | \$190,000          | WD     | 03-ARM'S LENGTH | \$190,000          | \$102,400          | 53.89                     | \$280,152          | \$28,581    | \$161,419          | \$285,876                 | 0.565        |
| 091-009-100-001-01 |                       | 11/18/22  | \$32,000           | WD     | 03-ARM'S LENGTH | \$32,000           | \$17,900           | 55.94                     | \$38,238           | \$19,850    | \$12,150           | \$20,895                  | 0.581        |
| 091-012-400-001-02 | 235 VFW               | 07/29/21  | \$105,000          | WD     | 03-ARM'S LENGTH | \$105,000          | \$43,100           | 41.05                     | \$153,766          | \$9,400     | \$95,600           | \$164,052                 | 0.583        |
| 091-015-106-051-02 | 2501 WALLACE          | 05/11/21  | \$133,500          | WD     | 03-ARM'S LENGTH | \$133,500          | \$71,000           | 53.18                     | \$190,813          | \$15,069    | \$118,431          | \$199,709                 | 0.593        |
| 091-023-401-001-03 | 1355 INDIAN TRAIL     | 02/10/22  | \$200,000          | WD     | 03-ARM'S LENGTH | \$200,000          | \$103,100          | 51.55                     | \$266,271          | \$50,947    | \$149,053          | \$244,686                 | 0.609        |
| 091-034-101-001-01 | 2771 POLISH LINE      | 03/15/22  | \$150,000          | WD     | 03-ARM'S LENGTH | \$150,000          | \$71,800           | 47.87                     | \$203,255          | \$15,466    | \$134,534          | \$213,397                 | 0.630        |
| 091-002-309-085-00 | 11152 INVERNESS TRAIL | 12/30/22  | \$92,000           | WD     | 03-ARM'S LENGTH | \$92,000           | \$42,700           | 46.41                     | \$117,965          | \$15,000    | \$77,000           | \$117,006                 | 0.658        |
| 091-034-200-011-00 | 6673 N STRAITS        | 10/15/21  | \$120,000          | WD     | 03-ARM'S LENGTH | \$120,000          | \$51,200           | 42.67                     | \$150,470          | \$26,596    | \$93,404           | \$140,766                 | 0.664        |
| 092-017-100-023-00 | 1116 NATALIE          | 08/12/22  | \$295,000          | WD     | 03-ARM'S LENGTH | \$295,000          | \$145,900          | 49.46                     | \$313,382          | \$223,321   | \$71,679           | \$102,342                 | 0.700        |
| 091-023-400-014-00 | 8179 MULLETT LAKE     | 04/14/22  | \$158,000          | WD     | 03-ARM'S LENGTH | \$158,000          | \$69,000           | 43.67                     | \$184,749          | \$11,530    | \$146,470          | \$196,840                 | 0.744        |
| 092-018-200-016-00 | 9641 N M-33           | 03/24/23  | \$120,000          | WD     | 03-ARM'S LENGTH | \$120,000          | \$50,800           | 42.33                     | \$136,421          | \$10,757    | \$109,243          | \$142,800                 | 0.765        |
| 091-026-200-024-00 | 8000 GOLFVIEW         | 10/19/21  | \$360,000          | WD     | 03-ARM'S LENGTH | \$360,000          | \$149,900          | 41.64                     | \$404,062          | \$40,001    | \$319,999          | \$413,706                 | 0.773        |
| 091-011-200-004-00 | 10613 N RIGGSVILLE    | 11/30/22  | \$165,000          | WD     | 03-ARM'S LENGTH | \$165,000          | \$68,400           | 41.45                     | \$182,496          | \$9,190     | \$155,810          | \$196,939                 | 0.791        |
| 091-024-100-001-07 | 8700 WING             | 01/31/22  | \$200,000          | WD     | 03-ARM'S LENGTH | \$200,000          | \$67,200           | 33.60                     | \$215,415          | \$11,578    | \$188,422          | \$231,633                 | 0.813        |
| 091-024-100-001-07 | 8700 WING             | 01/28/22  | \$200,000          | WD     | 03-ARM'S LENGTH | \$200,000          | \$67,200           | 33.60                     | \$215,415          | \$11,578    | \$188,422          | \$231,633                 | 0.813        |
| 091-013-200-003-05 | 9801 TOWNLINE         | 01/14/22  | \$500,000          | WD     | 03-ARM'S LENGTH | \$500,000          | \$198,600          | 39.72                     | \$506,735          | \$157,667   | \$342,333          | \$396,668                 | 0.863        |
| 091-024-111-101-00 | 8626 WING             | 02/15/23  | \$149,900          | WD     | 03-ARM'S LENGTH | \$149,900          | \$54,100           | 36.09                     | \$145,996          | \$9,000     | \$140,900          | \$155,677                 | 0.905        |
| 091-021-200-002-04 | 8625 KATE HANSEN      | 05/28/21  | \$370,000          | WD     | 03-ARM'S LENGTH | \$370,000          | \$104,900          | 28.35                     | \$359,314          | \$88,170    | \$281,830          | \$308,118                 | 0.915        |
| 091-032-300-001-07 | 6744 CHURCH           | 04/28/21  | \$145,000          | WD     | 03-ARM'S LENGTH | \$145,000          | \$52,300           | 36.07                     | \$139,260          | \$13,968    | \$131,032          | \$142,377                 | 0.920        |
| 091-034-400-004-00 | 6167 N STRAITS        | 11/10/21  | \$265,000          | WD     | 03-ARM'S LENGTH | \$265,000          | \$89,600           | 33.81                     | \$253,518          | \$19,644    | \$245,356          | \$265,766                 | 0.923        |
| 092-526-000-028-00 | 2070 WESTWOOD         | 05/06/22  | \$200,000          | WD     | 03-ARM'S LENGTH | \$200,000          | \$72,500           | 36.25                     | \$190,813          | \$17,530    | \$182,470          | \$196,913                 | 0.927        |
| 092-526-000-037-00 | 2101 WESTWOOD         | 09/27/21  | \$220,000          | WD     | 03-ARM'S LENGTH | \$220,000          | \$77,200           | 35.09                     | \$207,115          | \$14,941    | \$205,059          | \$218,380                 | 0.939        |
| 091-023-400-013-00 | 8146 N STRAITS        | 10/22/21  | \$175,000          | WD     | 03-ARM'S LENGTH | \$175,000          | \$0                | 0.00                      | \$163,522          | \$15,856    | \$159,144          | \$167,802                 | 0.948        |
| 091-024-200-017-00 | 8587 TOWNLINE         | 06/11/21  | \$155,000          | WD     | 03-ARM'S LENGTH | \$155,000          | \$50,000           | 32.26                     | \$144,109          | \$4,140     | \$150,860          | \$159,056                 | 0.948        |
| 091-027-401-005-03 | 7235 TIMBER LANE      | 10/08/21  | \$239,900          | WD     | 03-ARM'S LENGTH | \$239,900          | \$84,900           | 35.39                     | \$223,709          | \$21,120    | \$218,780          | \$230,215                 | 0.950        |
| 091-026-300-009-00 | 2020 POLISH LINE      | 10/03/22  | \$182,000          | WD     | 03-ARM'S LENGTH | \$182,000          | \$63,500           | 34.89                     | \$168,851          | \$4,500     | \$177,500          | \$186,763                 | 0.950        |
| 091-026-200-011-02 | 7686 N STRAITS        | 08/20/21  | \$160,000          | WD     | 03-ARM'S LENGTH | \$160,000          | \$49,100           | 30.69                     | \$146,113          | \$7,224     | \$152,776          | \$157,828                 | 0.968        |
| 092-018-400-016-05 | 680 CINDY             | 07/09/21  | \$251,000          | WD     | 03-ARM'S LENGTH | \$251,000          | \$80,900           | 32.23                     | \$227,549          | \$30,977    | \$220,023          | \$223,377                 | 0.985        |
| 092-B04-000-003-00 | 7498 N STRAITS        | 09/09/22  | \$280,000          | WD     | 03-ARM'S LENGTH | \$280,000          | \$94,200           | 33.64                     | \$246,603          | \$15,651    | \$264,349          | \$262,445                 | 1.007        |
| 091-023-100-002-00 | 8888 INVERNESS TRAIL  | 07/22/21  | \$215,000          | WD     | 03-ARM'S LENGTH | \$215,000          | \$64,000           | 29.77                     | \$189,667          | \$27,384    | \$187,616          | \$184,413                 | 1.017        |
| 092-018-400-016-20 | 9150 PROVO            | 03/23/23  | \$190,000          | WD     | 03-ARM'S LENGTH | \$190,000          | \$59,700           | 31.42                     | \$164,373          | \$19,904    | \$170,096          | \$164,169                 | 1.036        |
| 091-027-400-003-00 | 2304 POLISH LINE      | 06/25/21  | \$154,900          | WD     | 03-ARM'S LENGTH | \$154,900          | \$41,600           | 26.86                     | \$134,612          | \$33,227    | \$121,673          | \$115,210                 | 1.056        |
| 091-027-309-081-03 | 7150 KATE HANSON      | 05/27/21  | \$128,500          | WD     | 03-ARM'S LENGTH | \$128,500          | \$27,800           | 21.63                     | \$107,951          | \$13,259    | \$115,241          | \$107,605                 | 1.071        |
| 091-034-200-010-02 | 6703 N STRAITS        | 08/27/21  | \$325,000          | WD     | 03-ARM'S LENGTH | \$325,000          | \$0                | 0.00                      | \$247,864          | \$21,471    | \$303,529          | \$257,265                 | 1.180        |
| 091-019-311-103-01 | 5931 RIGGSVILLE       | 07/08/22  | \$280,000          | WD     | 03-ARM'S LENGTH | \$280,000          | \$88,500           | 31.61                     | \$202,993          | \$29,480    | \$250,520          | \$211,343                 | 1.185        |
| 091-019-311-103-02 |                       | 07/08/22  | \$280,000          | WD     | 03-ARM'S LENGTH | \$280,000          | \$88,500           | 31.61                     | \$202,993          | \$29,480    | \$250,520          | \$211,343                 | 1.185        |
| 091-019-311-103-03 |                       | 07/08/22  | \$280,000          | WD     | 03-ARM'S LENGTH | \$280,000          | \$88,500           | 31.61                     | \$202,993          | \$29,480    | \$250,520          | \$211,343                 | 1.185        |
| 091-014-300-001-00 | 9498 INVERNESS TRAIL  | 02/17/23  | \$255,000          | WD     | 03-ARM'S LENGTH | \$255,000          | \$79,800           | 31.29                     | \$220,407          | \$142,227   | \$112,773          | \$88,841                  | 1.269        |
| 091-026-300-017-00 | 6979 MULLETT LAKE     | 06/01/22  | \$375,000          | WD     | 03-ARM'S LENGTH | \$375,000          | \$96,300           | 25.68                     | \$247,406          | \$43,297    | \$331,703          | \$231,942                 | 1.430        |
| 091-001-300-002-02 |                       | 11/15/21  | \$188,450          | WD     | 03-ARM'S LENGTH | \$188,450          | \$44,600           | 23.67                     | \$110,500          | \$41,823    | \$146,627          | \$83,650                  | 1.753        |
| <b>Totals:</b>     |                       |           | <b>\$8,649,650</b> |        |                 | <b>\$8,649,650</b> | <b>\$2,974,300</b> |                           | <b>\$8,602,164</b> |             | <b>\$7,252,616</b> | <b>\$8,235,765</b>        |              |
|                    |                       |           |                    |        |                 |                    |                    | <b>Sale. Ratio ==&gt;</b> | <b>34.39</b>       |             |                    | <b>E.C.F. ==&gt;</b>      | <b>0.881</b> |
|                    |                       |           |                    |        |                 |                    |                    | <b>Std. Dev. ==&gt;</b>   | <b>19.05</b>       |             |                    | <b>Ave. E.C.F. ==&gt;</b> | <b>0.876</b> |